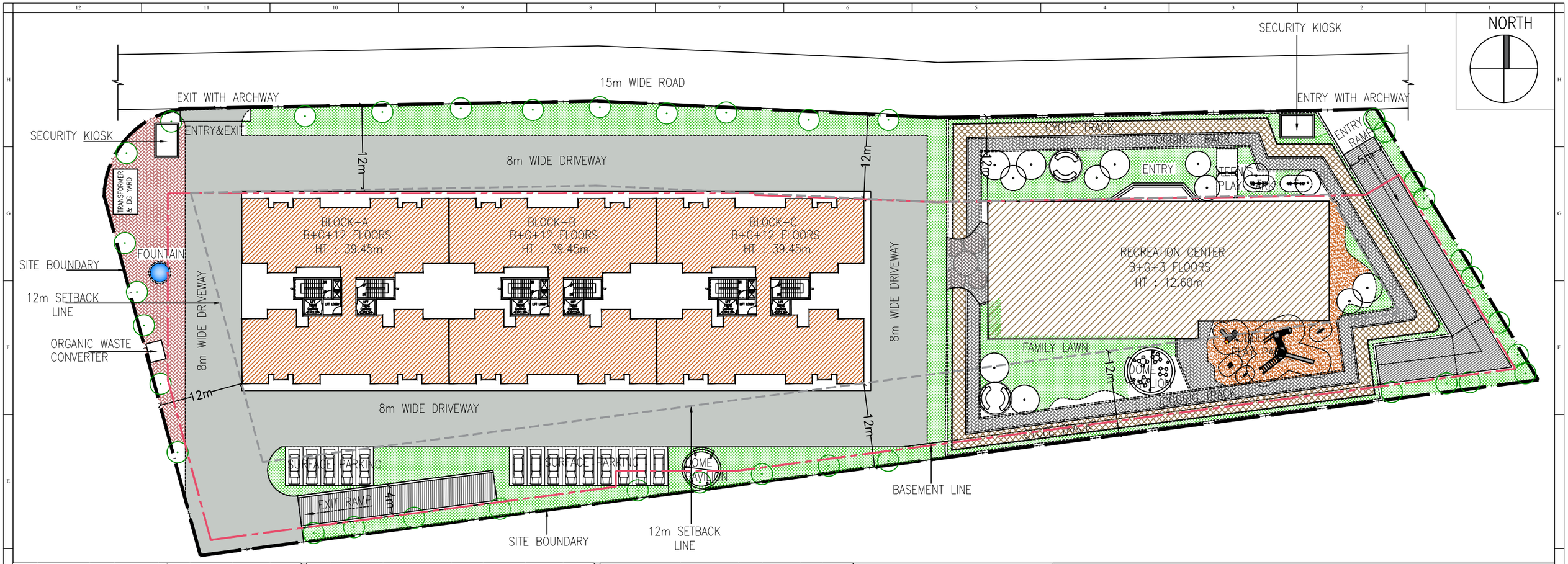


TOTAL SITE AREA = 9725.80 m^2 (2 Acres 16.13 Guntas)

AREA CALCULATION OF RESIDENTIAL BLOCK SY.NO.76

	BASEMENT AREA	6846	0	6846	0	0	0

BLOCK - A, 3 - BHK

FLOOR	GROSS AREA Sq.m	DEDUCTIONS IN Sq.m (O.T.S)	BUILT UP AREA Sq.m	DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room	NET FAR AREA Sq.m	NO OF UNITS
	A	B	C=A-B	D	E= A-B-D	F
Ground Floor	622.00	0.00	622.00	42.46	579.54	3
1st Floor	622.00	0.00	622.00	42.46	579.54	4
2nd Floor	622.00	0.00	622.00	42.46	579.54	4
3rd Floor	622.00	0.00	622.00	42.46	579.54	4
4th Floor	622.00	0.00	622.00	42.46	579.54	4
5th Floor	622.00	0.00	622.00	42.46	579.54	4
6th Floor	622.00	0.00	622.00	42.46	579.54	4
7th Floor	622.00	0.00	622.00	42.46	579.54	4
8th Floor	622.00	0.00	622.00	42.46	579.54	4
9th Floor	622.00	0.00	622.00	42.46	579.54	4
10th Floor	622.00	0.00	622.00	42.46	579.54	4
11th Floor	622.00	0.00	622.00	42.46	579.54	4
12th Floor	622.00	0.00	622.00	42.46	579.54	4
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL	**8086**	**0.00**	**8086.00**	**551.98**	**7534.02**	**51**

BLOCK - B , 3 - BHK

FLOOR	GROSS AREA Sq.m	DEDUCTIONS IN Sq.m (O.T.S)	BUILT UP AREA Sq.m	DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room	NET FAR AREA Sq.m	NO OF UNITS
	A	B	C=A-B	D	E= A-B-D	F
Ground Floor	622.00	0.00	622.00	42.46	579.54	3
1st Floor	622.00	0.00	622.00	42.46	579.54	4
2nd Floor	622.00	0.00	622.00	42.46	579.54	4
3rd Floor	622.00	0.00	622.00	42.46	579.54	4
4th Floor	622.00	0.00	622.00	42.46	579.54	4
5th Floor	622.00	0.00	622.00	42.46	579.54	4
6th Floor	622.00	0.00	622.00	42.46	579.54	4
7th Floor	622.00	0.00	622.00	42.46	579.54	4
8th Floor	622.00	0.00	622.00	42.46	579.54	4
9th Floor	622.00	0.00	622.00	42.46	579.54	4
10th Floor	622.00	0.00	622.00	42.46	579.54	4
11th Floor	622.00	0.00	622.00	42.46	579.54	4
12th Floor	622.00	0.00	622.00	42.46	579.54	4
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL	**8086**	**0.00**	**8086.00**	**551.98**	**7534.02**	**51**

BLOCK - C , 3 - BHK

FLOOR	GROSS AREA Sq.m	DEDUCTIONS IN Sq.m (O.T.S)	BUILT UP AREA Sq.m	DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room	NET FAR AREA Sq.m	NO OF UNITS
	A	B	C=A-B	D	E= A-B-D	F
Ground Floor	622.00	0.00	622.00	42.46	579.54	3
1st Floor	622.00	0.00	622.00	42.46	579.54	4
2nd Floor	622.00	0.00	622.00	42.46	579.54	4
3rd Floor	622.00	0.00	622.00	42.46	579.54	4
4th Floor	622.00	0.00	622.00	42.46	579.54	4
5th Floor	622.00	0.00	622.00	42.46	579.54	4
6th Floor	622.00	0.00	622.00	42.46	579.54	4
7th Floor	622.00	0.00	622.00	42.46	579.54	4
8th Floor	622.00	0.00	622.00	42.46	579.54	4
9th Floor	622.00	0.00	622.00	42.46	579.54	4
10th Floor	622.00	0.00	622.00	42.46	579.54	4
11th Floor	622.00	0.00	622.00	42.46	579.54	4
12th Floor	622.00	0.00	622.00	42.46	579.54	4
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL	**8086**	**0.00**	**8086.00**	**551.98**	**7534.02**	**51**

RECREATION CENTER

FLOOR	GROSS AREA Sq.m	DEDUCTIONS IN Sq.m (O.T.S)	BUILT UP AREA Sq.m	DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room	NET FAR AREA Sq.m	
	A	B	C=A-B	D	E= A-B-D	
Ground Floor	901.40	0.00	901.40	23.80	877.60	
1st Floor	901.40	42.24	859.16	23.80	835.36	
2nd Floor	901.40	369.82	531.58	23.80	507.78	
3rd Floor	901.40	0.00	901.40	23.80	877.60	
Terrace Floor	119.60	0.00	119.60	23.80	95.80	
TOTAL	**3725.2**	**412.06**	**3313.14**	**119.00**	**3194.14**	

TOTAL AREA OF BLOCK-A+BLOCK-B+BLOCK-C+RECREATION CENTER

FLOOR	GROSS AREA Sq.m	DEDUCTIONS IN Sq.m (O.T.S)	BUILT UP AREA Sq.m	DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room	NET FAR AREA Sq.m	NO OF UNITS
	A	B	C=A-B	D	E= A-B-D	F
Basement Floor	6846	0	6846	0	0	0
Ground Floor	2767.40	0.00	2767.40	151.18	2616.22	9
1st Floor	2767.40	42.24	2725.16	151.18	2573.98	12
2nd Floor	2767.40	369.82	2397.58	151.18	2246.40	12
3rd Floor	2767.40	0.00	2767.40	151.18	2616.22	12
4th Floor	1985.60	0.00	1985.60	151.18	1834.42	12
5th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
6th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
7th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
8th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
9th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
10th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
11th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
12th Floor	1866.00	0.00	1866.00	127.38	1738.62	12
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0
TOTAL	**34829.2**	**412.06**	**34417.14**	**1774.94**	**25796.20**	**153**

GROUND COVERAGE CALCULATIONS

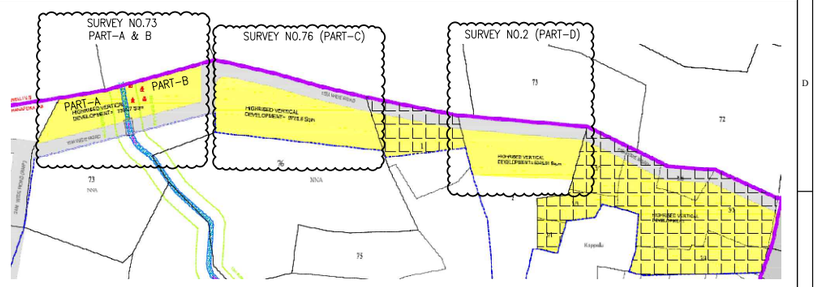
SITE AREA	9725.80	m^2			
GROUND COVERAGE	PLINTH AREA	X100	2767.40	X100	28.45%
	SITE AREA		9725.80		
ALLOWABLE GROUND COVERAGE	65%				
ACHIEVED GROUND COVERAGE	28.45%				

F.A.R. CALCULATIONS

SITE AREA	9725.80	m^2	
F.A.R. SITE AREA	9725.80		
F.A.R	NET FAR AREA	25,796.20	2.65
	FAR SITE AREA	9725.80	
ALLOWABLE F.A.R.	2.25		
PREMIUM F.A.R.	0.3		
TOTAL ALLOWABLE F.A.R. (2.25*0.3=0.625) (2.25+0.625=2.925)	2.925		
ACHIEVED F.A.R.	2.65		

PARKING REQUIREMENTS :	
NO. OF PARKING REQUIRED	= 153
NO. OF VISITORS PARKING REQUIRED	= 16
TOTAL NO. OF PARKING REQUIRED	= 169

NO. OF PARKING PROVIDED IN BASEMENT	= 155
NO. OF SURFACE PARKING PROVIDED	= 14
TOTAL NO. OF PARKING ACHIEVED	= 169



KEY PLAN

NOTE : FOR DETAILED SPECIFICATIONS REFER TENDER DOCUMENT

FOR TENDER PURPOSE

AUTHORIZED CLIENT:

BANGALORE DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER
T.CHOWDAIAH ROAD, KUMARAPARK WEST,
BENGALURU – 560020

PROJECT TITLE:
PROPOSED CONSTRUCTION OF 3 BHK HOUSING & RECREATION CENTER
PROJECT AT KENCHANAPURA , SY NO 76, PART-C,
KENCHANAPURA BANGALORE

DRAWING TITLE:
SITE DEVELOPMENT PLAN

SCALE-1:600	SIZE-A3	DATE: 15/04/2025
DRAWING NUMBER		REV
A-01		T0